

Historic Hudson Manor Subdivision [1948-1954]

This presentation provides an overview of the Tempe Historic Preservation Program.

Members of the Tempe Historic Preservation Commission and City Staff will examine the historic [1948-1954] Hudson Manor subdivision in its context of other potentially historic Tempe neighborhoods. We will review field work that has already occurred in response to Neighborhood Association interest and which indicates neighborhood qualifications for historic designation.

We will discuss the benefits of listing properties in the Tempe Historic Property Register. We will talk about the listing process and consider the next steps in preparing a nomination for historic district designation.

Throughout the presentation, we will answer questions. This is your meeting. Please feel free to ask questions at any time during the presentation. We will open the floor for dialog at the end of the presentation as well. Thank you.

Post WWII Subdivisions Tempe, AZ 1945-1960

source: *Scott Solliday, 2001*



POST WORLD WAR II SUBDIVISIONS TEMPE, ARIZONA: 1945 - 1960



Neighborhood & House-type Context Development
1997 Multiple Resource Area Property Survey Update
Tempe Historic Preservation Commission
Scott Solliday, Historian
December 14, 2001

In 2001, the Tempe Historic Preservation Commission produced a Post World War II Subdivisions Survey. The study, known as the “Solliday 2001 Context Study” identified 100 subdivisions that opened in Tempe during the 15 years following World War II.

Roughly one-third of these subdivisions no longer existed by 2001. They had been consumed by expansion of the ASU campus, or by redevelopment projects such as the Tempe Rio Salado Project, Downtown Tempe Redevelopment, or the Apache Boulevard Redevelopment Project.

The study examined approximately 4,500 properties that were built in Tempe between 1946 and 1960. From this group inventory forms were completed for about 1,500 properties occurring in 62 subdivisions.

Post WWII Subdivisions

source: Tempe General Plan 2030



Post WWII Subdivisions



Currently Eligible Historic Subdivisions

- A Roosevelt Addition 1946-1950
- B Borden Homes 1947-1957
- C University Park 1948-1956
- D College View 1948-1953
- E Park Tract 1930-1960
- F Sage Addition 1909-1954
- G Goodwin Homes 1949-1959

Potentially Eligible Historic Subdivisions

- H Papago Parkway 1954-1960
- I Cavalier Hills 1960-
- J Carlton Park 1957-1959
- K Tomlinson Estates 1959-1953
- L Hudson Manor 1949-1955
- M Hughes Acres 1954-1959
- N Barnes' Vista 1958-1960
- O University Heights 1954-1960
- P Broadmoor Vista 1959-1960
- Q University Terrace 1950-1955
- R Broadmoor Manor 1955-1960
- S University Estates 1948-1960
- T Tempe Estates
- U Nu-Vista 1958-1960
- V Date Palm Manor 1953-1959
- W Campus Homes 1952-1955
- X University Homes 1951-1960
- Y Laird Estates 1955-1959
- Z Mitchell's Subdivisions 1950-1960
- 1 Tempe Terraces 1951-1960
- 2 Wilburton Homes 1950-1955
- 3 Olan L. Ranches 1959-1960
- 4 Parkside Manor 1959-1960

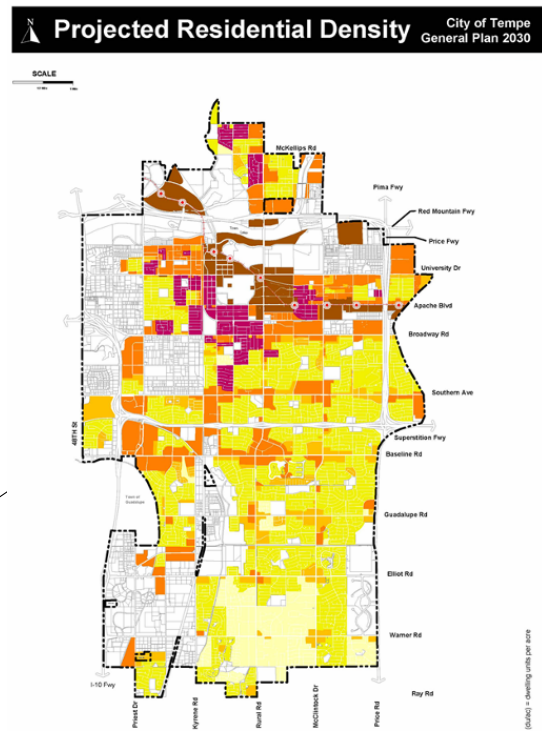


Of the 60-some post-war subdivisions that remained – fully half of them had lost their historic integrity. That is, because of the way changes had been made to many of the properties, half of the neighborhoods could no longer convey their significance as Post WWII Tempe Subdivisions.

The Context Study identified 31 subdivisions as candidates for designation as historic districts, including the historic [1948-1954] Hudson Manor Subdivision.

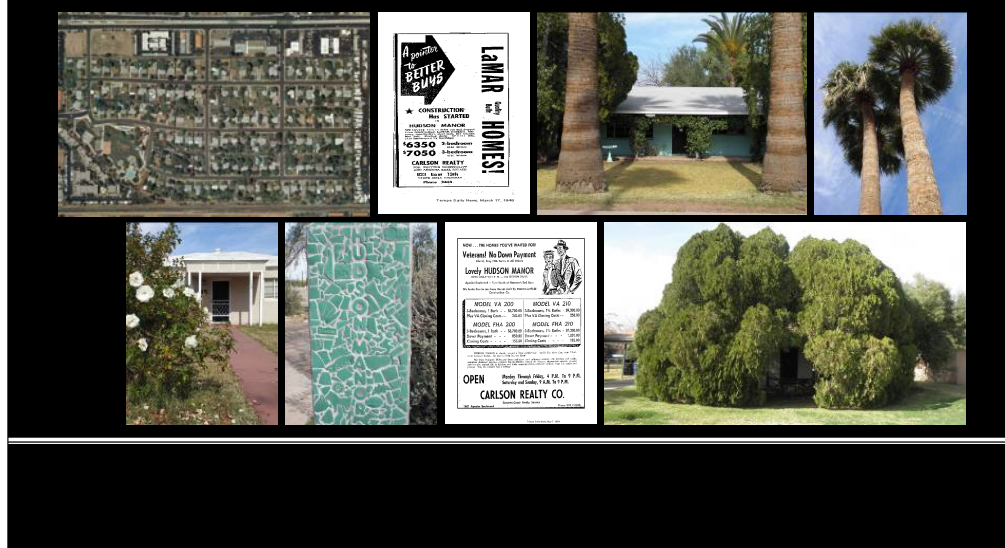
Candidate historic districts have a high ratio of contributing to non-contributing properties. A contributing property is an individual property in an historic district that contributes generally to the distinctive character of the district.

Subdivisions that are successfully designated as historic districts also have broad based support from the property owners.



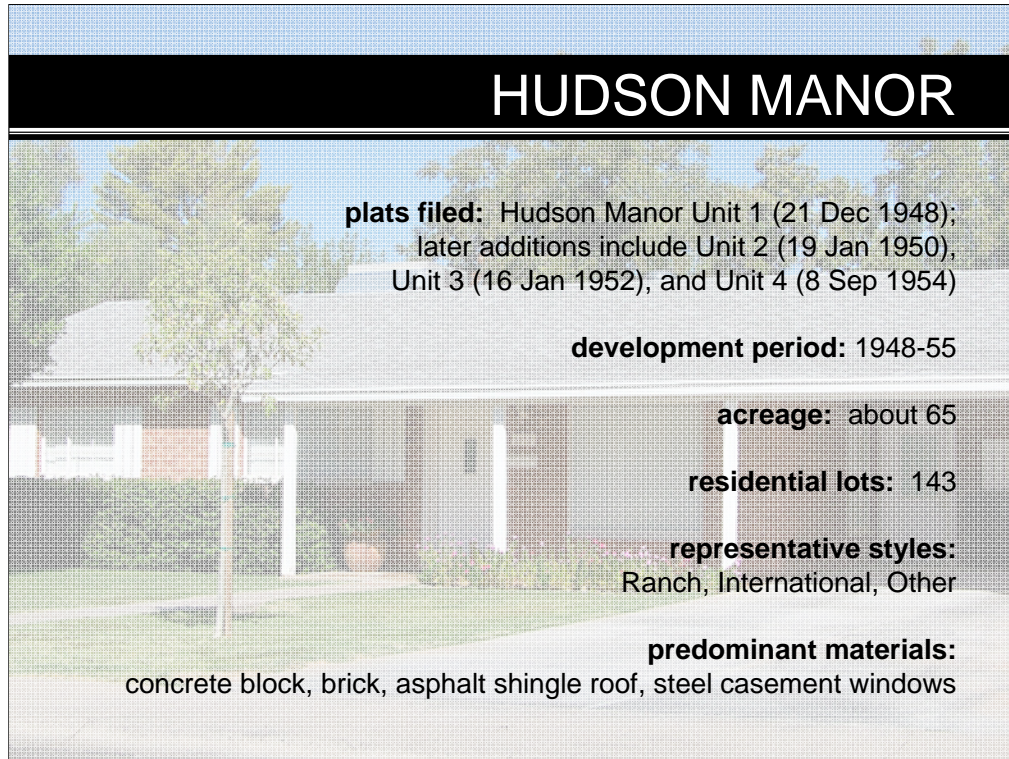
Cultural Resource Areas are the candidate field from which future Historic Districts will be designated and listed in the Tempe Historic Property Register.

HUDSON MANOR



The initial Hudson Manor plat was filed by the Phoenix Title and Trust Company on December 18, 1948. Subsequent plats were filed for units two, three, and four in 1950, 1952, and 1954 respectively. The subdivision includes 143 residential properties with an average size of 1,300 square feet, as well as 20 commercial lots fronting Apache Boulevard. The development is bound by Apache Boulevard to the north, the Dorsey Lane alignment to the west, the Modernette Mobile Home community to the east, and the Southern Pacific Railroad tracks to the south.

In his 2001 report, researcher Scott Solliday listed 56 neighborhood properties, built between 1948 and 1954, as eligible. In the context of the more rigorous eligibility evaluation standards then in use, 85 Hudson Manor properties were deemed ineligible due to lack of integrity. When examined through the lens of the current evaluation standards utilized by the Tempe Historic Preservation Office, it is believed that a far larger number of Hudson Manor properties will be deemed as contributing.



The Hudson Manor neighborhood serves as a solid example of the building design and material preferences of the era. Constructed largely in the Ranch style, the homes in Hudson Manor most often feature concrete block or facades, asphalt shingle roofs, and steel casement windows. Interestingly, two properties within Hudson Manor, 1531 E. Cedar and 1543 E. Cedar, were constructed with pre-fabricated concrete walls (<http://www.hudsonmanor.org/hudsonmanor/HM4.html>).

**A pointer
to
BETTER
BUYS**

★ **CONSTRUCTION
Has STARTED**
IN
HUDSON MANOR

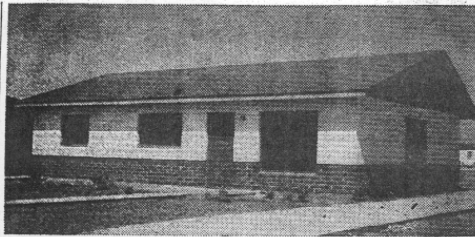
WE INVITE YOU to drop in and inspect
the new HUDSON MANOR HOMES. The
newest construction, most modern, stylish
and safe. Calling today, for a visit, see
the homes for yourself.

\$6350 2-bedroom
\$550 DOWN

\$7050 3-bedroom
\$750 DOWN

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FOR WESTERN HOMESITE
AND ARIZONA REAL ESTATE
833 East 13th
TEMPE RITA HIGHWAY
Phone 2448

LAMAR Quality
Built **HOMES!**



HUDSON HOME—Shown is one of the LaMar homes taken up the past year by over 50 Tempe families. Carlson Realty is planning the addition of the second unit, first construction set at 28 new homes, in the near future. Open house is to be held Sunday in one of these new homes. Furnishings will be by Maid In Arizona Furniture.

Tempe Daily News, June 17, 1950

Tempe Daily News, March 17, 1949

In addition to popular building styles and materials, the developers of Hudson Manor also employed innovative financing strategies in the marketing of their homes. Federal Housing Administration (FHA) loans and Veterans Administration (VA) loans were available through local lending institutions and made home ownership more accessible to middle class Americans. Loans made through the FHA and VA programs were guaranteed by the federal government, thus allowing lenders to make low risk, affordable loans to those hoping to purchase a new home.

NOW . . . THE HOMES YOU'VE WAITED FOR!

Veterans! No Down Payment
Liberal, Easy FHA Terms to All Others

Lovely HUDSON MANOR
OPEN DAILY TO 9 P. M. — 101 HUDSON DRIVE

Apache Boulevard — Turn South at Harman's Red Barn

We Invite You to see these Homes built by Darrow-Lofffield Construction Co.



<p>MODEL VA 200</p> <p>3-Bedrooms, 1 Bath - - \$8,700.00 Plus VA Closing Costs - - 242.00</p> <p>MODEL FHA 200</p> <p>3-Bedrooms, 1 Bath - - \$8,700.00 Down Payment - - - 850.00 Closing Costs - - - 155.00</p>	<p>MODEL VA 210</p> <p>3-Bedrooms, 1½ Baths - \$9,300.00 Plus VA Closing Costs - - 258.00</p> <p>MODEL FHA 210</p> <p>3-Bedrooms, 1½ Baths - \$9,300.00 Down Payment - - - 1,050.00 Closing Costs - - - 185.00</p>
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HUDSON MANOR is already proved a "fine neighborhood". You'll like these fine, new 3-bed-room modern homes. Be sure to drop by, see them!

See these features: Mahogany doors and trim and cabinets; ceramic tile kitchen and bath; complete plastered interior; radiant fan in kitchen; forced air furnace; automatic central vacuum and storage; asphalt tile in kitchen and bath; concrete drive, enclosed carport; large lot, curbs and paving. Yet, the carport has a ceiling!

OPEN Monday Through Friday, 4 P.M. To 9 P.M.
 Saturday and Sunday, 9 A.M. To 9 P.M.

CARLSON REALTY CO.

Coast-to-Coast Realty Service Phone WO 7-2448

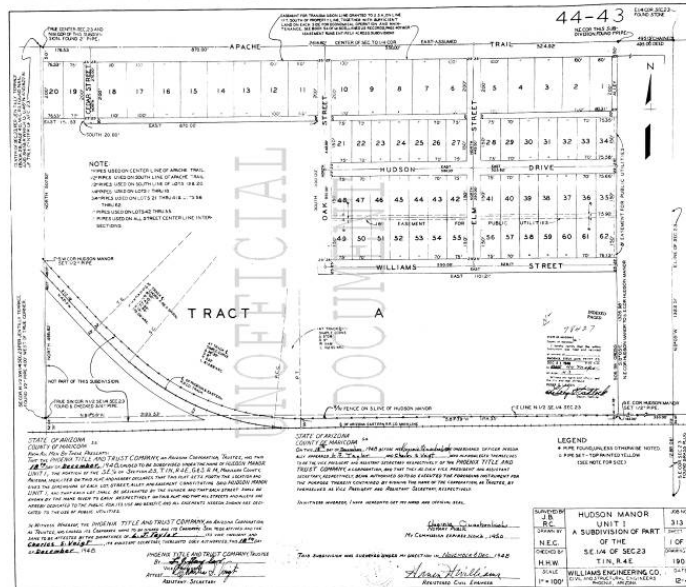
1601 Apache Boulevard



This ad from the May 7, 1954 edition of the Tempe Daily News touts the last phase of development for the Hudson Manor neighborhood. While the development was almost built out, the surrounding area remained largely rural. Thus, the homes of Hudson Manor, featuring the latest in residential architectural styles and building techniques, were located in a sea of vacant land. As indicated by the directions to Hudson Manor included in the above ad, potential homeowners could find the neighborhood by turning south from Apache once they reached Harman's red barn. Should you wish to view photos of the neighborhood in an early stage of development, please visit <http://hudsonmanor.org/hudsonmanor/HM1.html>. The second photo on the linked page allows one to understand the strongly rural nature of the surrounding area in the first years of development.

HUDSON MANOR 1 (21 Dec 1948)

HUDSON MANOR, UNIT 1



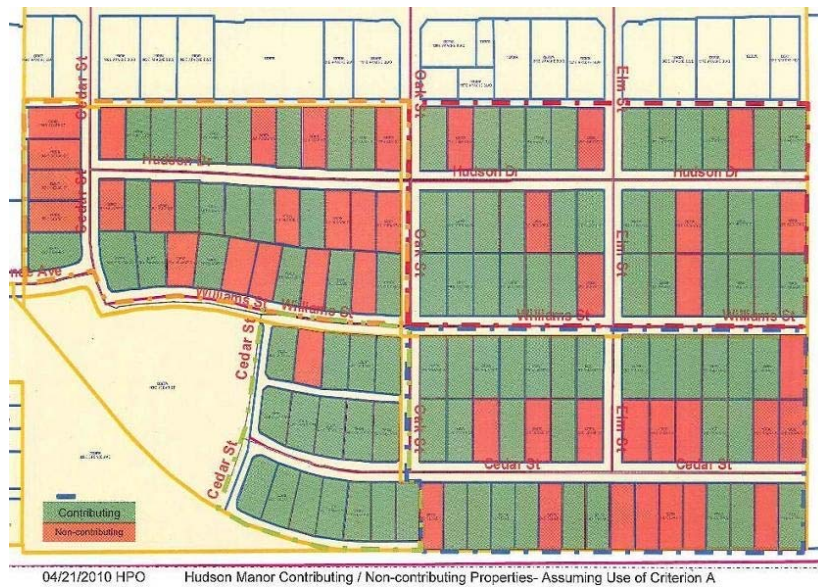
This plat map, filed in 1948, represents the first stage of development for the Hudson Manor neighborhood. The land on which the neighborhood sits was outside of Tempe city limits at this point. Annexation of the Hudson Manor area would not occur until February of 1950. Homes constructed during this phase of development are located in the northeastern quarter of the neighborhood.



This contemporary aerial photograph shows the totality of the Hudson Manor neighborhood, including Hudson Park and the 20 commercial lots incorporated into the development. Hudson Manor homes feature large lot sizes, mature vegetation, and largely intact historical integrity.

Criterion A Survey Results

source: Tempe HPO, 04/21/2010



The retention of historic integrity within the Hudson Manor neighborhood has been aided by zoning consistency. The zoning category underlying properties in Hudson Manor is R1-6, surrounded by commercial zoning along Apache Boulevard, as well as multi-family zoning R-3 and R-4 to the west and to the south across the railroad right-of-way. R1-6 classification serves as the standard zoning for single-family neighborhoods in Tempe. This zoning category allows for single-family homes with densities of up to four units per acre, assuming minimum lot sizes of 6,000 square feet and other specific requirements, as described in the City of Tempe Zoning and Development Code (<http://www.tempe.gov/zoning/ZDCode/ZDCpart4.pdf>). Consistent application of single-family zoning within the Hudson Manor neighborhood has contributed to the overall integrity of the homes found within the development by preventing construction of multi-family or commercial units within the residential portion of the development.

HUDSON MANOR

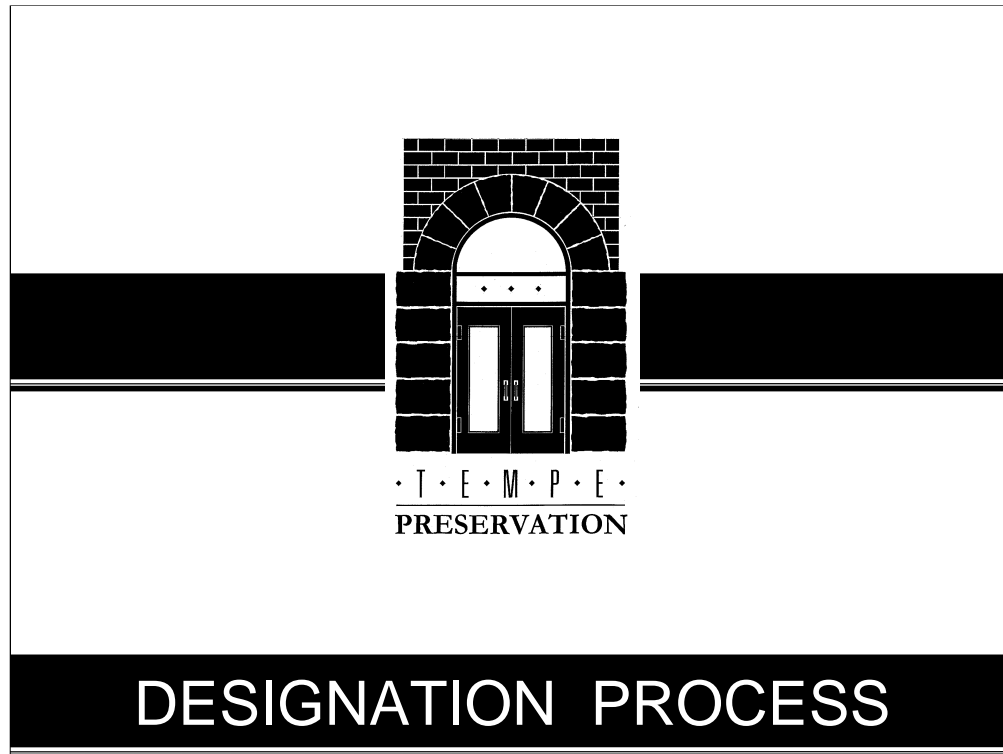
Criterion A Contributing Properties by Unit

Unit 1	34 of 42 properties
Unit 2	28 of 44 properties
Unit 3	21 of 40 properties
Unit 4	16 of 17 properties
Total	99 of 143 properties

69.2% Contributing



This house, located at 1436 E. Cedar St., is another strong example of a potentially contributing property. This home retains the original carport, brick façade, steel casement windows, and asphalt shingle roof.



Chapter 14A Tempe City Code

TEMPE HISTORIC PRESERVATION ORDINANCE

Sec. 14A-1. Purpose and intent.

The intent of historic designation is to provide protection for significant properties and archeological sites which represent important aspects of Tempe's heritage; to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties.

Reasonable and fair regulations are included in the ordinance as a means of balancing the rights of property owners and the value to the community of preserving these significant properties and sites.

The designation of any property or district shall not inhibit uses as permitted by the zoning ordinance, as adopted and amended by the city council. (Ord. No. 95.35, 11-9-95)



Sec. 14A-3. Historic preservation commission...

(a) The Tempe historic preservation commission is hereby established.

The commission shall act in an advisory capacity to the city council in all matters concerning historic preservation. The commission shall make recommendations to the development review commission regarding designation of landmarks, historic properties and historic districts.

Sec. 14A-4. Designation of historic properties and historic districts.

(b) following criteria are established for designation of an historic district:

The district consists of an area in which are located a substantial concentration of properties which individually meet the criteria for designation, as well as others which contribute generally to the overall distinctive character of the area, and are united historically or visually by plan or physical development.

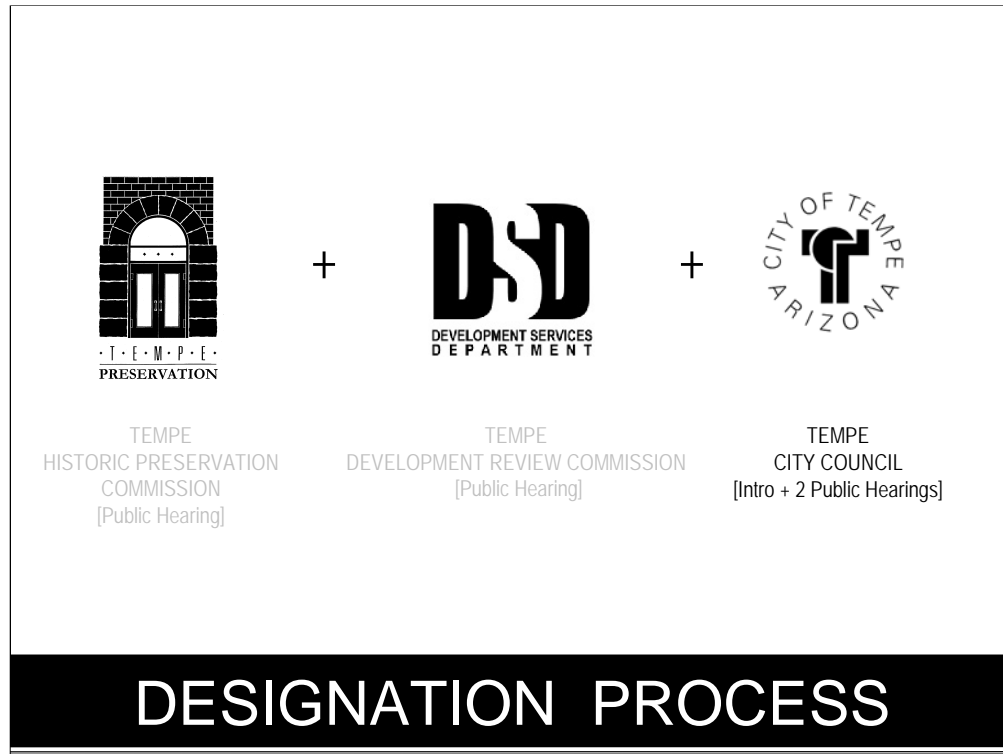


Development Review Commission

The Development Review Commission is created to carry out the provisions and intent of the General Plan and the Zoning and Development Code.

The purpose of Historic Overlay Districts is to provide protection for significant properties which represent important aspects of Tempe's heritage, to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties. [Tempe Zoning & Development Code Chapter 5 – Historic Overlay Districts](#)

Historic designation of a property or district does not inhibit uses permitted by the Zoning and Development Code. A property owner can do whatever they want with their property as long as there are no government monies attached to the property




Your Property Rights

Local or National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.


Local or National Register listing does not lead to public acquisition or require public access.

A district will not be listed in the Tempe Historic Property Register if a majority of property owners object. [Tempe City Code 14A](#)

National Register listing does not automatically invoke local designation and listing. [Federal Regulation 36 CFR 60](#)



BENEFITS	
Technical Assistance	Staff + Commission assistance with: Architectural + Landscape Design, Permitting, National Register Listing
Grants	Staff + Commission assistance with: Local / State / Federal Grant Sourcing, Application + Matching
Property value	Demonstrated increase in other Valley communities and nation-wide
Building Code	Advocacy for variance through Building Code Advisory Board of Appeals
Identity / Pride of Ownership	District signage; demonstrated maintenance increase by owners
Underlying Zoning	No effect [Historic Overlay Zoning]
Land Use	No effect [Cultural Resource Area]
Planning Considerations	Specific Area Planning; Redevelopment Recognition on maps + data base, etc.
Design Review	Design Guidelines developed in cooperation with Property Owners
Protection from Demolition	Commission review; potential 180-day temporary restraint of demolition




Tempe Historic Property Register


Sec. 14A-10. Incentives.

It is the intent of the city to make ownership of a landmark, historic property or property within an historic district as beneficial as possible. In addition to the intangible benefits of owning a property recognized as an important community resource, the HPO or commission may, when applicable and possible, provide such owners with the following:

- (1) Assistance in locating potential sources of financial assistance and tax credits;
- (2) Assistance in preparing grant applications and potential third party sponsorship;
- (3) **Technical information and referrals;**
- (4) Assistance in locating buyers or sellers;
- (5) Assistance, through the neighborhood programs office, in the formulation and operation of a neighborhood association; and
- (6) Assistance in obtaining other benefits as may become available through the city or other sources.



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PRESERVATION




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Tempe Historic Property Register


One of the most frequently asked questions regarding historic designation is what effect does it have on private property values. In numerous studies across the country, economists have found that historic designation, either on the National Register of Historic Places or a local register or both, is highly positive with sales prices increasing at a higher rate than other comparable properties. Studies in Arizona show historic properties here outperform the National trend.

The community also benefits from maintaining tangible links to past events, people, and artistic expressions that have molded the character of Tempe and local listing reinforces these links by calling attention to historically significant properties. Listing properties has financial benefits for the community by contributing to the revitalization of neighborhoods and business districts and by promoting tourism.



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PRESERVATION

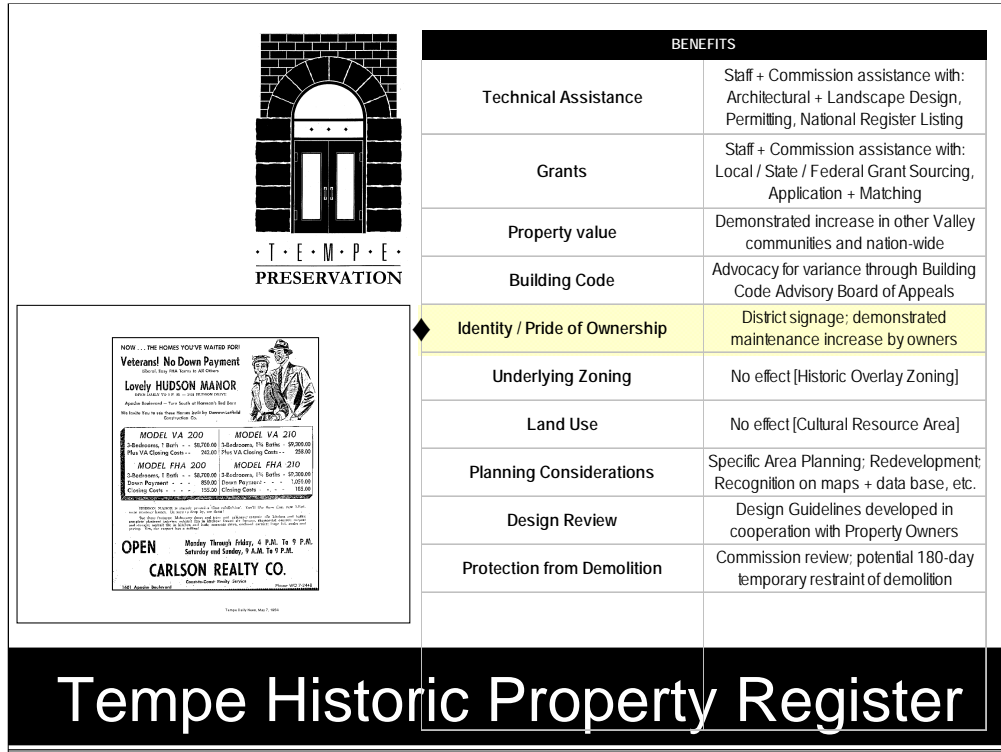
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Tempe Historic Property Register

The Tempe Historic Preservation Office assists owners in the preservation and restoration of their properties. In addition to the intangible benefits of owning a property recognized as an important community resource, staff and commission members assist property owners with design review and advocacy for the preservation of their properties.

The no-fee Historic Preservation consultation or design review process focuses a range of sensitivity on the project that is simply not present in the standard design review process.




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PRESERVATION

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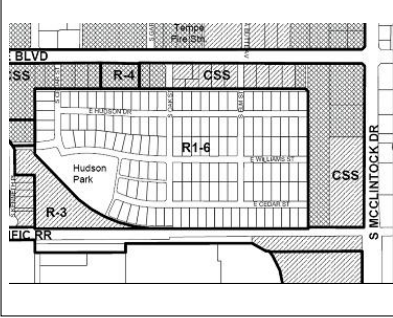
Tempe Historic Property Register

Although different people value different benefits, one of the most far-reaching benefits is the community awareness and recognition of the neighborhood that accompanies historic designation.



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PRESERVATION


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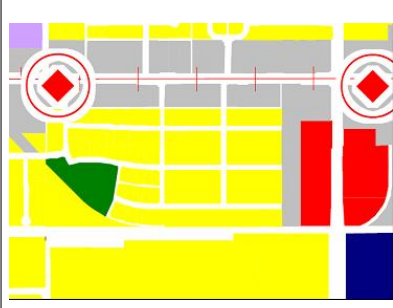
Tempe Historic Property Register

Historic designation applies overlay zoning to a property or district.

All uses permitted by the underlying zoning continue to be permitted, however, designated properties and districts are subject to the provisions of the Tempe Historic Preservation Ordinance, as well as to applicable provisions of the Zoning and Development Code and General Plan 2030.



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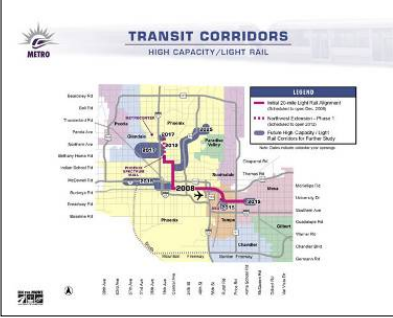
Designated historic districts are governed by design guidelines developed to preserve and enhance the distinctive character of the district.

Guidelines address general aspects such as building materials, massing, scale and proportion of openings and other features, orientation and relative position of buildings and landscape character; as well as specific aspects such as roof forms, textures, color theme, character of signage, window and door types, and other details relative to architectural styles evident in the district.



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P R E S E R V A T I O N

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Tempe Historic Property Register

Sec. 14A-2. Definitions.


The language of the definitions in this chapter shall be interpreted so as to convey the same meaning as in common usage, thereby giving this chapter its most reasonable application.

Contributing property means a classification applied to an individual property within a designated historic district, signifying that the property contributes generally to the distinctive character of the district; or an archeological site.

Noncontributing property means a classification applied to an individual property located within a designated historic district, signifying that the property does not contribute to the distinctive character of the district. Such properties are subject only to the provisions of this chapter regarding new construction, including general landscape character, and only when the amount of new construction equals or exceeds twenty-five percent (25%) of the land area or building ground floor area of the property at the time of its identification as noncontributing.



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PRESERVATION




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Tempe Historic Property Register

Sec. 14A-3.

5) Cooperating with representatives designated by the property owners of the district from designated historic districts to formulate design guidelines for alterations and new construction within their districts;



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Tempe Historic Property Register

Sec. 14A-7. Demolition and removal.

- (a) When a permit or other approval is sought from the city to demolish or remove a designated property, issuance of the permit or approval shall be deferred until after approval has been obtained from the historic preservation commission, or in the cases of work obviously minor in nature or involving an imminent hazard to public safety, the HPO. The issuance of such approval indicates conformance with the provisions and intent of this chapter only and does not imply approval by other city regulatory agencies.
- (h) If a request for a proposed demolition or removal is denied by the commission, no demolition or removal will be permitted for a period of no more than one hundred eighty (180) days from the date on which the request was denied. During the period of restraint of demolition or removal, the commission and HPO will attempt to secure whatever assistance as may be feasible to effect the preservation of the property, such as economic assistance, acquisition, purchase of a preservation easement, or location of a buyer who, upon purchase at terms agreeable to the owner, will enter into a preservation covenant with the city for period of at least five (5) years. If the commission or HPO is unable to secure such assistance within the period of restraint, the proposed demolition or removal will be allowed, subject to the issuance of the appropriate permit by the building official of Tempe.



Historic Preservation

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[Residents](#) [Visitors](#) [Business](#) [Government](#) In Tempe it is Tuesday, February 09, 2010 1:46:59 PM



HISTORIC PRESERVATION COMMISSION MEETINGS

Thursday, February 11, 2010

Thursday, March 11, 2010

Tempe Historic Preservation Commission meetings are open to the public and usually occur on the second Thursday of the month at 6:00 p.m. at Hatton Hall, 34 East 7th Street, Bldg. B



www.tempe.gov/historicpres/HudsonManor.htm

http://www.tempe.gov/historicpres/Forms/HPNomination.pdf - Microsoft Internet Explorer


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Address http://www.tempe.gov/historicpres/Forms/HPNomination.pdf Go Links

Select Text 118%

NOMINATION FORM
TEMPE HISTORIC PROPERTY REGISTER



Property Location (Address or Boundaries)

Legal Description (Subdivision Name, Lot and Block)

Date of Construction / source of date

For Staff Use Only

Received: _____
DSD#: _____
Hearings/Approvals*:
HPC: _____
P & Z: _____
Council: _____

*Preliminary reviews with other impacted entities (Boards, Commissions, Neighborhoods, etc.) should be scheduled prior to initial public hearing

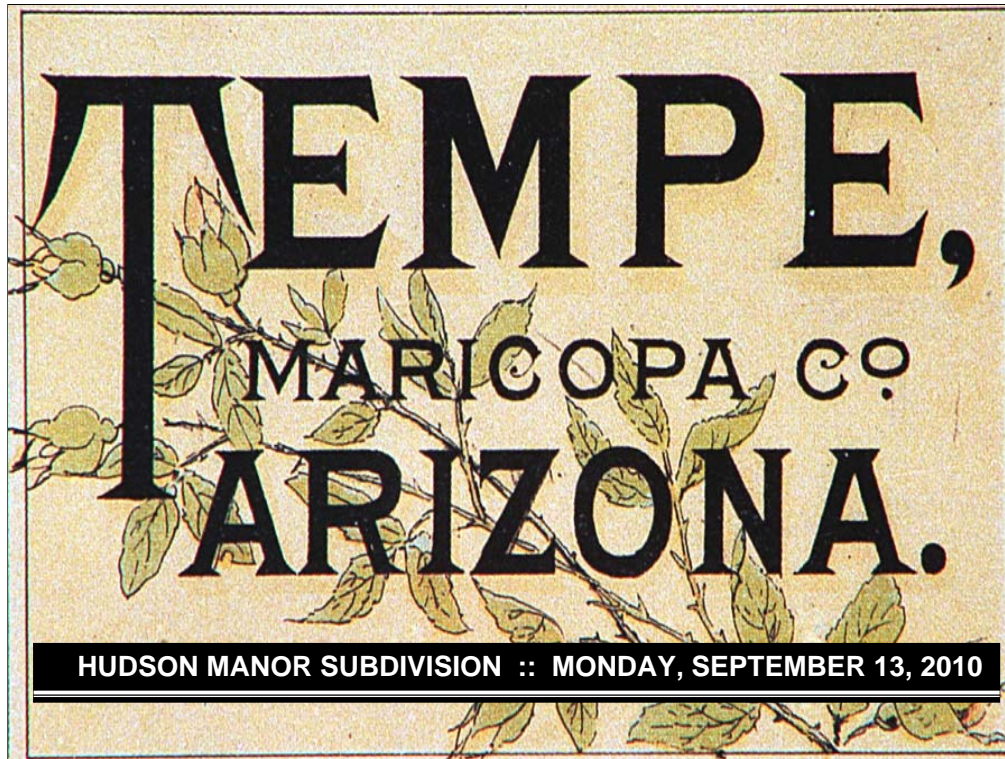
Assessor's Tax Parcel Number(s)

Historic Name

8.5 x 11 in 1 of 1 Local intranet

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There is still no fee for any Tempe Preservation action.



Historic Hudson Manor Subdivision [1948-1954]

Our presentation this morning will provide an introduction to the Tempe Historic Preservation Commission and to City Staff.

We will try to illuminate the historic [1948-1954] Hudson Manor Subdivision in its context of other potentially historic Tempe neighborhoods.

We will review the field work that has already occurred in response to Association interest and which confirms the strength of the district's qualifications.

In the time available we will try to provide as much detailed information as possible about the process and the benefits of listing properties and districts on the Tempe Historic Property Register.

Finally, Commissioners and Staff will answer your questions.

This is an opportunity to make this your meeting.

Please hold your questions until the end of the presentation.

Thank you.